

SITE TABULATIONS:

Total Site Area
Total Lot Area
Total Lot Area
Total Right of Way Dedication

22.61 Acres
4
21.68 Acres
0.93 Acres

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1 Single Family Lot
0 Acres (Less Than 25 Feet)
2.0 Acres
75 Feet from coastline local collector
25 Feet
33 Feet
389 Feet

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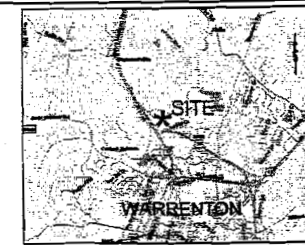
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VICINITY MAP

1" = 2000'

SHEET INDEX:

1) PRELIMINARY SUBDIVISION PLAT

2) TOPOGRAPHIC PLAN

3) PLAN VIEW OF ROAD

4) SOILS INFORMATION

NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP, NUMBER 17088, PANEL 008. THE PROPERTY IS SHOWN IN ZONES A AND X.

2. THE PROPERTY DEPICTED ON THIS PLAT IS SHOWN ON FAUQUIER COUNTY TAX MAP 6885-03-3085 AND IS ZONED R-1 AND RA.

3. BOUNDARY AND TOPO INFORMATION SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY PERFORMED BY ROSSIGNOL + BURY, INC. PERFORMED DURING THE PERIOD OF APRIL - MAY 2005.

4. WASTE WATER IS TO BE HANDLED BY INDIVIDUAL DRAINFIELDS.

5. THE PROPOSED SUB-DIVISION IS FOR LOWER DENSITY SINGLE FAMILY RESIDENTIAL USE.

6. THE LENGTH OF THE PROPOSED CUL-DE-SAC IS 200', WHICH EXCEEDS THE RECOMMENDED 170' L.F., SO REQUIRED LOT FRONTAGE CAN BE ACHIEVED WITHOUT IMPACT TO DRAINFIELD AREAS. A WASTEWATER REQUEST IS BEING SUBMITTED CONCURRENTLY WITH THIS PLAT.

7. PURSUANT TO SECTION 7-083 OF THE FAUQUIER COUNTY ZONING ORDINANCE, A LANDSCAPE PLAN SHALL BE SUBMITTED WITH THE CONSTRUCTION DRAWINGS FOR APPROVAL. THAT LANDSCAPE PLAN MUST:

A. SAVE EXISTING TREES ON-SITE TO THE FULLEST EXTENT POSSIBLE, WITH CLEAR CUTTING ONLY ALLOWED FOR THE HOUSE PAD, YARD, DRAINFIELDS, STREETS, ETC. (7-003.2).

B. PROVIDE STREET TREES EVERY 50 LINEAR FEET ALONG STREETS (7-003.2A). SHOW THE PROPOSED LOCATION OF STREET TREES ON THE PLAN.

C. PROVIDE A MINIMUM OF 15% CROWN COVERAGE CALCULATED AT 10 YEARS MATURITY (7-003.2A). THE ORDINANCE REQUIRES THAT SPECIFIC ADDITIONAL INFORMATION BE PROVIDED WITH THE PLAN (7-003.2A). THE LOCATION AND TYPE OF EXISTING TREES SHOULD BE NOTED ON THE PLAN.

8. MORFETT DRIVE IS APPROX. 0.20 MILES TO US STATE ROUTE 17.

9. ALL LOTS WILL BE SERVED BY PRIVATE WELLS.

10. AT A MINIMUM, CULVERTS SHALL BE DESIGNED TO ACCOMMODATE THE FOLLOWING FLOOD FREQUENCIES AND DRAINAGE CALCULATIONS PROVIDED: DRIVEWAYS, SECONDARY AND SUBDIVISION STREETS 10-YEAR, PRIMARY AND PARKWAYS 25-YEAR. NO CULVERT SHALL HAVE A DIAMETER OF LESS THAN 18".

11. ALL ROAD DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH VDOT'S CURRENT SUBDIVISION STREET REQUIREMENTS, DRAINAGE MANUAL, AND ROAD AND BRIDGE STANDARDS, AND ANY DEVIATIONS OR MODIFICATIONS REQUIRE APPROVAL PRIOR TO CONSTRUCTION.

12. IT IS DESIRABLE FOR ALL PARALLEL UTILITIES TO BE PLACED OUTSIDE THE STREET'S RIGHT OF WAY. HOWEVER ANY PARALLEL UTILITY PLACEMENT WITHIN THE HIGHWAY RIGHT OF WAY MUST BE PLACED ON THE OUTER 3 TO 5 FEET OF THE EDGE OF THE RIGHT OF WAY. MANHOLES SHALL NOT BE LOCATED IN THE TRAVELWAY OF THE STREET OR THE SIDEWALK.

14. TREES WITHIN STREET RIGHTS OF WAY SHALL NOT BE CREDITED TOWARDS SATISFYING FAUQUIER COUNTY'S TREE CANOPY ORDINANCE.

15. UNPAVED PORTIONS OF STREET RIGHTS OF WAY SHALL NOT BE CREDITED TOWARDS OPEN SPACE REQUIREMENTS.

16. NO STORMWATER MANAGEMENT OR BEST MANAGEMENT PRACTICES ARE REQUIRED FOR THIS DEVELOPMENT. HOWEVER, THIS SITE SHALL STILL CONFORM TO MINIMUM STANDARD 18.

17. THE APPLICANT WILL NEED TO HAVE A LOAN FROM FEMA PRIOR TO FINAL CONSTRUCTION PLAN APPROVAL.

18. THE ROADWAY GRADE SHALL NOT EXCEED 5%.

19. BASEMENTS ARE NOT RECOMMENDED IN MAPPING UNITS 2A AND 12A. BASEMENTS IN THESE MAPPING UNITS ARE SUBJECT TO FLOODING DUE TO HIGH SEASONAL WATER TABLES. SUMP SYSTEMS MAY RUN CONTINUOUSLY, LEADING TO POSSIBLE PREMATURE PUMP FAILURE.

20. NO WETLAND DISTURBANCES ARE PLANNED IN THIS PROJECT. THEREFORE, C. O. E. WETLANDS PERMIT IS NOT ANTICIPATED.

21. STREET ACCEPTANCE WILL BE FROM THE END OF THE EXISTING STATE MAINTENANCE.

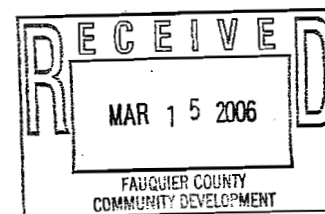
22. THE BUFFER SHOWN ALONG ROUTE 17 SHALL BE MIXED DECIDUOUS AND CONIFEROUS PLANTINGS.

ENGINEER'S CERTIFICATE:

I, PAUL A. BERNARD, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PRELIMINARY PLAT MEETS ALL APPLICABLE STATE AND LOCAL STANDARDS TO THE BEST OF MY KNOWLEDGE.

PAUL A. BERNARD

DATE



OWNER/DEVELOPER
ROBERT BREEDEN
FAUQUIER COUNTY, VIRGINIA

DENSITY CALCULATIONS		
Total Site Area		685,091.30 SF
Total Area		178,071.54 SF
Right Of Way		15,984.08 SF
FEMA Floodable		65,364.00 SF
Swamp Slopes		18,004.00 SF
(Excludes of FEMA Floodable)		
Usable Area		110,023.46 SF
(Total Area - Right Of Way)		
Minimum Lot Size		87,126.09 SF
Minimum Lots in RA		1
Total Area		686,094.76 SF
FEMA Floodable		676,207.83 SF
Swamp Slopes		176,080.76 SF
(Excludes of FEMA Floodable)		
Swamp Slopes Collection		50,640.36 SF
(Swamp Slopes * 0.50)		
Usable Area		176,267.85 SF
(Total Area - FEMA Floodable-Swamp Slopes Deductions)		
Minimum Lot Size		40,000.00 SF
Minimum Lots in R1		4
(Usable Area * 0.50/40000)		
Total Usable Lots		5
Total Lots Provided		5

ROSSIGNOL + BURY
REGISTERED PROFESSIONAL ENGINEERS
105 South River
Barnesville, Virginia 22019
Tel: (404) 387-3770
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www.rossignol-bury.com

STONEHILL ESTATES
CENTER MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
PRELIMINARY SUBDIVISION PLAT

NO.	DATE	REVISION
1	2/17/06	1. PRELIMINARY PLAT
2	3/15/06	2. TOPOGRAPHIC PLAN
3	3/15/06	3. PLAN VIEW OF ROAD
4	3/15/06	4. SOILS INFORMATION



SCALE: 1" = 100'
DATE: August 2, 2006
DESIGNED BY: RB
CHECKED BY: RB
REVIEWED BY: DM
PROJ. NO.: 03304

SHEET
1
OF 4